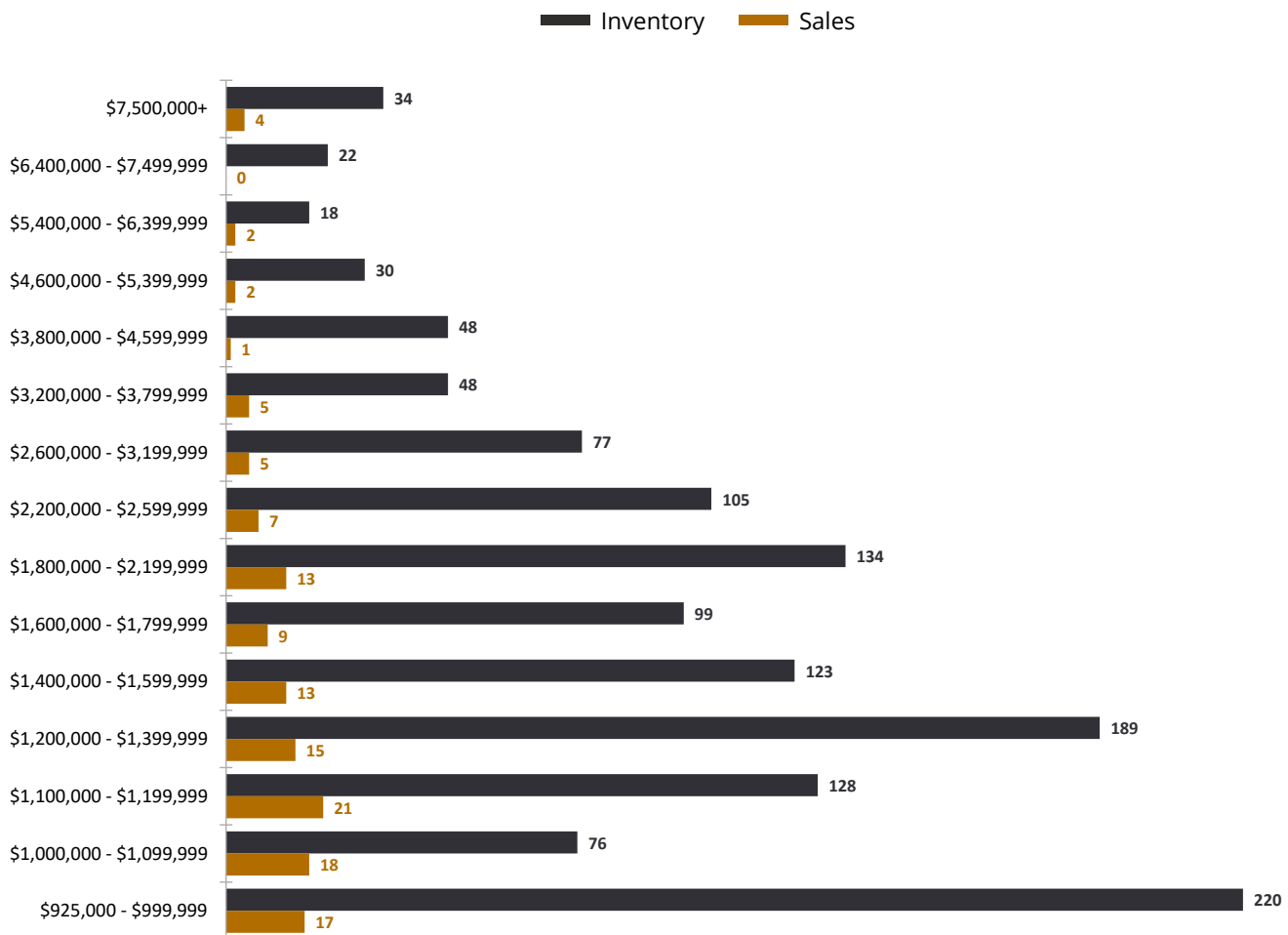


LEE COUNTY  
FLORIDA

### LUXURY INVENTORY VS. SALES | FEBRUARY 2026

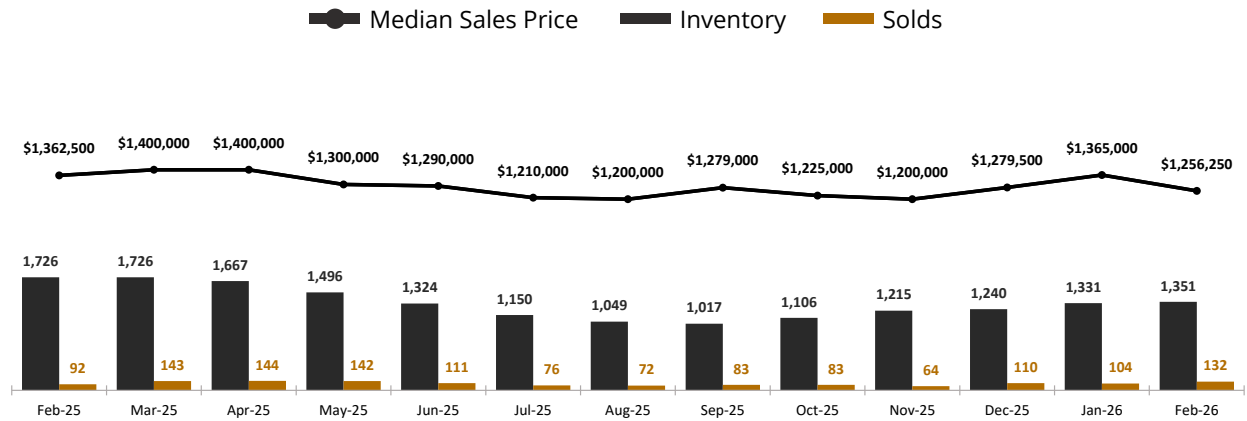
**Total Inventory: 1,351**      **Total Sales: 132**      **Total Sales Ratio<sup>2</sup>: 10%**      **Buyer's Market**



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,160,000	3	2	6	182	3%
2,000 - 2,499	\$1,081,000	3	3	30	316	9%
2,500 - 2,999	\$1,189,500	3	3	44	272	16%
3,000 - 3,499	\$1,732,500	4	4	18	209	9%
3,500 - 3,999	\$1,960,000	4	5	13	134	10%
4,000+	\$3,200,000	4	5	21	238	9%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | FEBRUARY

#### TOTAL INVENTORY

Feb. 2025      Feb. 2026  
**1,726**      **1,351**

VARIANCE: **-22%**

#### TOTAL SOLDS

Feb. 2025      Feb. 2026  
**92**      **132**

VARIANCE: **43%**

#### SALES PRICE

Feb. 2025      Feb. 2026  
**\$1.36m**      **\$1.26m**

VARIANCE: **-8%**

#### SALE PRICE PER SQFT.

Feb. 2025      Feb. 2026  
**\$480**      **\$491**

VARIANCE: **2%**

#### SALE TO LIST PRICE RATIO

Feb. 2025      Feb. 2026  
**94.69%**      **93.52%**

VARIANCE: **-1%**

#### DAYS ON MARKET

Feb. 2025      Feb. 2026  
**47**      **71**

VARIANCE: **51%**

## LEE COUNTY MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **93.52% of list price** in February 2026.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **24%**.
- The median luxury sales price for single-family homes is **\$1,256,250**.
- The median days on market for February 2026 was **71** days, up from **47** in February 2025.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

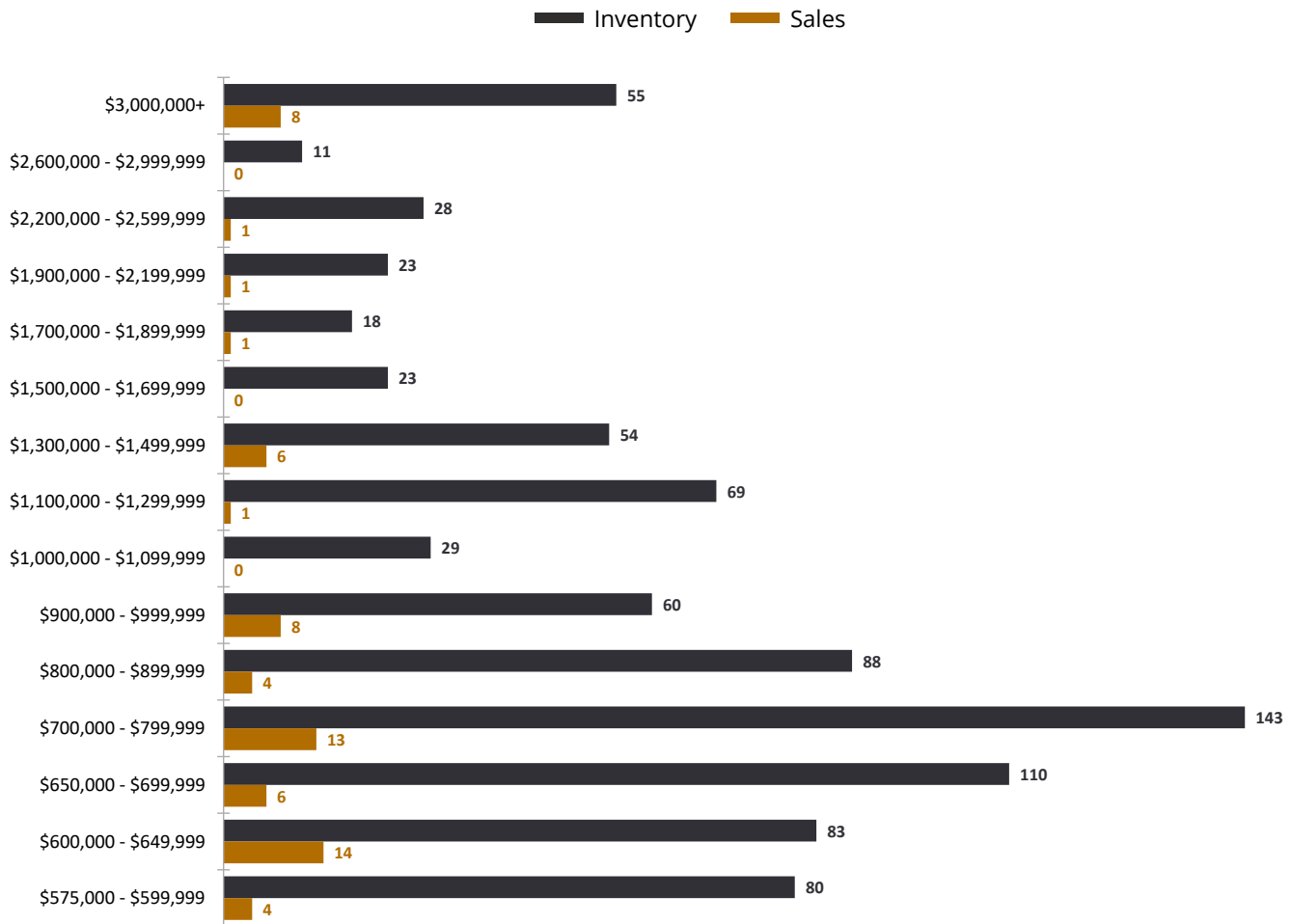
## LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **874**

Total Sales: **67**

Total Sales Ratio<sup>2</sup>: **8%**

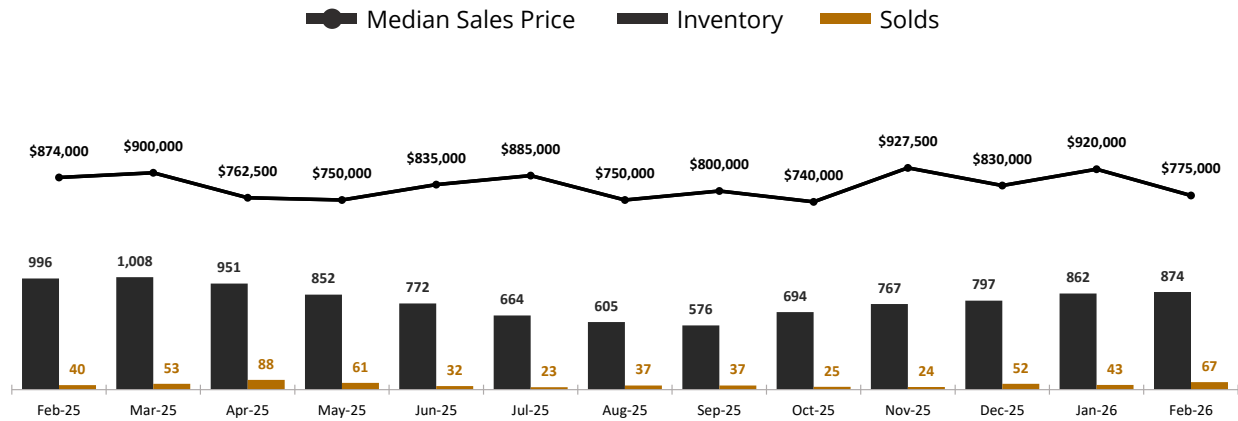
Buyer's Market



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$737,500	2	2	4	55	7%
1,000 - 1,499	\$750,000	2	2	12	232	5%
1,500 - 1,999	\$620,000	3	2	15	160	9%
2,000 - 2,499	\$762,500	3	3	14	189	7%
2,500 - 2,999	\$950,000	3	3	9	133	7%
3,000+	\$3,390,000	3	4	13	105	12%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup> Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | FEBRUARY

### TOTAL INVENTORY

Feb. 2025      Feb. 2026  
**996**            **874**

VARIANCE: **-12%**

### TOTAL SOLDS

Feb. 2025      Feb. 2026  
**40**             **67**

VARIANCE: **68%**

### SALES PRICE

Feb. 2025      Feb. 2026  
**\$874k**         **\$775k**

VARIANCE: **-11%**

### SALE PRICE PER SQFT.

Feb. 2025      Feb. 2026  
**\$486**           **\$440**

VARIANCE: **-9%**

### SALE TO LIST PRICE RATIO

Feb. 2025      Feb. 2026  
**96.36%**       **96.30%**

VARIANCE: **0%**

### DAYS ON MARKET

Feb. 2025      Feb. 2026  
**54**              **60**

VARIANCE: **11%**

## LEE COUNTY MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **96.30% of list price** in February 2026.
- The most active price band is **\$600,000-\$649,999**, where the sales ratio is **17%**.
- The median luxury sales price for attached homes is **\$775,000**.
- The median days on market for February 2026 was **60** days, up from **54** in February 2025.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.